

PLANNING DIVISION

**CERTIFICATE OF EXEMPTION**  
**FROM SHORELINE SUBSTANTIAL DEVELOPMENT**  
**EVALUATION FORM & DECISION**

**DATE OF PERMIT ISSUANCE:** December 16, 2009

**LAND USE ACTION FILE NO.:** LUA09-141, SMV, V-H, SME

**PROJECT NAME:** Lindahl Addition

**PROJECT MANAGER:** Vanessa Dolbee, Senior Planner

**OWNER/APPLICANT/CONTACT:** Kevin Lindahl & Rebecca Byus, 3719 Lake Washington Boulevard N, Renton, WA 98056

**PROJECT LOCATION:** 3791 Lake Washington Boulevard North

**LEGAL DESCRIPTION:** See Attachment A

**SEC-TWN-R:** Section 32, Township 24 N, Range 5 E

**WATER BODY/WETLAND:** Lake Washington

**PROPOSAL DESCRIPTION:** The applicant is requesting a shoreline exemption for the construction of an addition to an existing single-family residence located at 3719 Lake Washington Boulevard North within the Residential 8 (R-8) dwelling units per net acre zone. The site is located within 200 feet of Lake Washington therefore the development is subject to the Shoreline Master Program (SMP). The site is located within an "urban" environment under the Shoreline Program, which allows residential development, provided a minimum setback of 25-feet from the OHWM is maintained. The applicant has requested a Shoreline variance to build the addition 16.916 feet (16-feet 11-inches) from the Ordinary High Water Mark (OHWM) of Lake Washington instead of the 25-foot setback required by the SMP. The City's Hearing Examiner has recommend approval of the requested Shoreline setback variance following a public hearing on December 1, 2009 (Attachment B).

An exemption from a Shoreline Management Substantial Development Permit is hereby granted subject to the following condition of approval:

1. The applicant shall obtain final approval of the requested 16-foot 11-inch Shoreline setback variance, prior to building permit issuance.

An exemption is hereby granted on the proposed project in accordance with RMC 4-9-190C and/or for the following reason(s):

- XX Construction on shorelands by an owner, lessee or contract purchaser of a single-family residence for his/her own use or for the use of his/her family, which residence does not exceed a height of thirty-five (35) feet above average grade level and which meets all requirements of the State agency or local government having jurisdiction thereof, other than requirements imposed pursuant to this chapter.
1. "Single family" residence means a detached dwelling designed for and occupied by one family including those structures and developments within a contiguous ownership which are a normal appurtenance. An "appurtenance" is necessarily connected to the use and enjoyment of a single-family residence and is located landward of the ordinary high water mark and the perimeter of a wetland. On a statewide basis, normal appurtenances include a garage; deck; driveway; utilities; fences; installation of a septic tank and drainfield and grading which does not exceed two hundred fifty cubic yards and which does not involve placement of fill in any wetland or waterward of the ordinary highwater mark.
  2. Construction authorized under this exemption shall be located landward of the ordinary high water mark.

The proposed development is consistent or inconsistent with:

**CONSISTENT**

**INCONSISTENT**

**XX**

Policies of the Shoreline Management Act.

**N/A**

The guidelines of the Department of Ecology where no Master Program has been finally approved or adapted by the Department.

**XX**

The City of Renton Shoreline Master Program.

[Signature on File]

C. E. "Chip" Vincent, Planning Director  
Planning Division

\_\_\_\_\_  
Date

Attachments: A) Legal Description; B) Hearing Examiners Report, December 14, 2009; C) Vicinity/Neighborhood Detail Map; D) Site Plan

cc: City of Renton Official File